

Meeting Notes
Development Review Board
Tuesday, March 20th, 7:00 pm
1st Floor Conference Room

Committee Chair: TJ Monahan (excused absence); Darin Bartram and Conor Crimmins, Co-Chairs

Committee Members: Chris Bruch; Martha Deale; Brian Hak; and Paul Sexton

Also Present: Tracey Furman, Mayor; Juan Cameron, McCaffery Interests; Kevin Sperry and Rei Takata, Antunovich Architects

Project: 10540 Metropolitan Ave., Solera Senior Living

- **10540 Metropolitan Avenue “Solera Senior Living”** – Presentation by Kevin Sperry, Juan Cameron, and Rei Takata on the proposed development of a Senior Living project to be located on the former Mizell/Bergmann property at 10540 Metropolitan Avenue
- 1. Development team presented their revised plan for a senior living project entitled “Solera Reserve Kensington” to the Town of Kensington’s Development Review Board (DRB). Revised plans included additional elevation drawings for the northeast, southeast, entrance, and views of the incorporated historic structures located on St. Paul Street.
- 2. Development team reviewed the revised site plan to include updates to the driveway and underground parking, inclusive of 81 underground parking spaces, 8 retail parking spaces along St. Paul Street, and on-street parking along Metropolitan Avenue that was requested by the State Highway Administration (SHA). On-street parking would be achieved through a curb cut-out into the property right-of-way. DRB suggested to development team that they request from SHA that any on-street parking along Metropolitan Avenue be time restricted parking
- 3. Developer has reviewed plans with the State Highway Administration and is reviewing the possibility of re-locating utilities across the street. Due to a Washington Suburban Sanitary Commission (WSSC) easement under the right-of-way, undergrounding utilities is not an option for this development
- 4. DRB requested developers support in reviewing the cross-walks at St. Paul Street and Metropolitan Avenue with the Town and the SHA for improvements and/or upgrades.
- 5. Development team has been in coordination with Ayoub Carpet and the Town of Kensington regarding a shared easement on St. Paul Street between the three entities.
- 6. Development team has met with the Historic Preservation Commission (HPC) regarding the two historic buildings located along St. Paul Street.

Development team stated that the HPC staff was supportive of their design as a whole. Development team stated that HPC commissioners did ask the development team to review the “connector” portion of their design from the historic buildings to the proposed development to reduce height.

Development team has sketched an alternative configuration for the “connector” to be presented to HPC at a later date.

7. Development team acknowledged and agreed to adhere to Town standards for any proposed exterior street lighting or fixtures within the right-of-way
8. Development team reviewed their design materials to consist of a masonry base with a stucco material for the upper levels to reduce the feeling of the vertical masses. DRB expressed a preference toward Hardie Plank material over an exterior insulation and finishing system (EFIS) material and asked the development team to review the potential for using a Hardie Plank-like material for the upper portions of the project, where possible. Development team stated that their stucco finishing was not an EFIS product and that they had no plans to incorporate EFIS products in their design. Development team stated that they would review the Hardie materials for this project, but that at this time, the stucco materials provided better finishing for the exterior corners within the project design.
9. Development team stated that continuity of building materials from the front of the design around sides and back is important to McCaffrey Interests and stated that it is their intent to have building material continuity around the entirety of the project.
10. Development team reviewed the street level areas of the project to include windows and glass doors that would be able to be opened to allow engagement with the community streetscape.
11. Development team’s design showed several revisions based on community input and feedback, specifically in regard to building materials and upper corner designs.
12. Front entrance would have a 14’ high overhang that would help protect the entrance from the elements but allow for emergency vehicle access
13. Design showed several areas of landscaping designed as safety devices to improve the exterior streetscape while accommodating the 6’ – 8’ grade change along Metropolitan Avenue
14. Development team reviewed again that the two historic buildings along St. Paul Street are to be preserved and, where needed, improved and incorporated into the overall project. The design presented the current green building, housing Prestige Auto, to be re-purposed into a café that would be accessible from the proposed development as well as open to the public and to include an outdoor sitting area along Metropolitan Avenue. The current yellow building, housing Pittman Tools, would be re-purposed into program space dedicated to residents of the proposed development
15. Development team stated that they are reviewing the possibility for a green roof over the “connector” portion of their design
16. Development team reviewed the timeline for the project and identified the following dates:

- a. April 5th – Sketch Plan Submission for Review/Approval
 - b. April 20th – Site Plan Submission for Review/Approval
 - c. May – Development Review Committee
 - d. 1st calendar quarter, 2019 – break ground
 - e. 1st – 2nd calendar quarter, 2020 – project completion
17. At conclusion of the presentation, development team requested a letter of support from the Development Review Board that could be included in the developer's sketch plan submission packet that was being submitted on April 4, 2018. DRB discussed and agreed to draft a letter of support for the project.

Meeting Adjourned